

Brentwood Housing Statistics January 2009 Report

Summary:

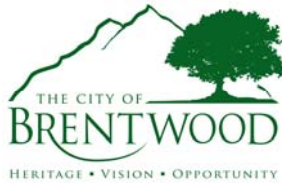
The housing information contained in this report reflects information reported during the month of January 2009. There were approximately 329 homes on the MLS in January. While the number of units have dropped to the lowest point in 15 months, a large number of those units are distressed — 93% or 306 units. The New Year has also started with the least numbers of units sold, 55, since March 2008.

It's unclear if the dip in January's resale activity is attributable to a new state law that requires lenders to wait longer periods before they start foreclosure proceedings. January numbers may not be reflective of reality if the dip means an increase in active listings will occur over the next few months as lenders catch up with filings that were delayed by the state law.

The median listing price dropped to \$312,900 and the median sold price dropped to \$285,000. In January 2008, 557 units were on the MLS, 22 units sold and the median listing and sold prices were \$474,999 and \$418,250 respectively.



Source: DataQuick. Notice of Trustee Sales shown are units that have a scheduled sell date and represent the total of the month. All data reported during January as of January 26, 2009 (Some overlap occurs from previous month due to report cycle). Partial data was reported for Alameda County. Please see our definition section located on Page 2. For questions regarding this publication, please contact Kwame Reed at (925) 516-5405.



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Definitions:

Notice of Default (NOD)

A publicly recorded notice that a property owner has missed scheduled loan payments for a loan secured by a property. Some states require lenders to record a notice of default to begin the foreclosure process

Notice of Trustee Sale (NOT)

A document announcing the public sale of a property to recover a debt owed by the owner of the property. The notice is mailed to parties affected by the sale of a property, advertised in local publications and recorded in public records. Among other information, it provides the date, time and location of the sale.

Real Estate Owned (REO)

This status indicates the property is now owned by the lender or bank as a result of an unsuccessful sale at a foreclosure auction.

Short Sales

A process in which the bank or mortgage lender agrees to discount a loan balance due to an economic hardship on the part of the mortgagor/homeowner. A short sale is typically executed to prevent a foreclosure.

Sold

BRENTWOOD	Nov-08	Dec-08	Jan-09
Total # of Properties Sold	79	82	55
# of Short Sales Sold	11	10	9
# of REO's Sold	55	63	41
% of Sold - Distressed	83.54%	89.02%	90.91%
Median Sold Price	320,000	297,000	285,000
Average Sold Price	331,256	314,104	318,297
ANTIOCH	Nov-08	Dec-08	Jan-09
Total # of Properties Sold	194	225	158
# of Short Sales Sold	17	0	9
# of REO's Sold	164	204	140
% of Sold - Distressed	93.30%	90.67%	94.30%
Median Sold Price	214,000	210,000	185,000
Average Sold Price	215,888	207,806	179,412
OAKLEY	Nov-08	Dec-08	Jan-09
Total # of Properties Sold	41	61	44
# of Short Sales Sold	6	8	5
# of REO's Sold	31	48	35
% of Sold - Distressed	90.24%	91.80%	90.91%
Median Sold Price	239,000	220,000	207,500
Average Sold Price	249,018	239,828	237,252
DISCOVERY BAY	Nov-08	Dec-08	Jan-09
Total # of Properties Sold	21	21	19
# of Short Sales Sold	4	2	4
# of REO's Sold	15	19	13
% of Sold - Distressed	90.48%	100%	89.47%
Median Sold Price	379,900	315,000	320,000
Average Sold Price	407,600	316,095	345,021

Listings

BRENTWOOD	Nov-08	Dec-08	Jan-09
# of Active Listings	396	394	329
# of Short Sales Listed	175	183	155
# of REO's Listed	128	123	151
% of Actives - Distressed	76.52%	77.66%	93.01%
Median Listing Price	349,900	349,000	312,900
Average Listing Price	431,631	437,240	329,441
ANTIOCH	Nov-08	Dec-08	Jan-09
# of Active Listings	885	871	742
# of Short Sales Listed	319	321	278
# of REO's Listed	488	481	420
% of Actives - Distressed	91.19%	92.08%	94.07%
Median Listing Price	225,000	210,000	204,900
Average Listing Price	230,354	221,923	205,818
OAKLEY	Nov-08	Dec-08	Jan-09
# of Active Listings	313	303	288
# of Short Sales Listed	106	100	96
# of REO's Listed	149	153	150
% of Actives - Distressed	81.47%	83.50%	85.42%
Median Asking Price	249,950	249,900	219,900
Average Asking Price	294,551	288,331	245,100
DISCOVERY BAY	Nov-08	Dec-08	Jan-09
# of Active Listings	157	148	137
# of Short Sales Listed	47	38	34
# of REO's Listed	48	48	50
% of Actives - Distressed	60.51%	58.11%	61.31%
Median Asking Price	410,900	415,750	313,500
Average Asking Price	583,765	593,045	341,515